



202112020017

12/02/2021 10:19 AM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5514
DEC 02 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): NEIL P. HANSEN and FREIDA HANSEN, husband and wife;
OVERLOOK CREST, L.L.C., a Washington limited liability company

Grantee (s): NEIL P. HANSEN and FREIDA HANSEN, husband and wife;
OVERLOOK CREST, L.L.C., a Washington limited liability company

Abbreviated Legal: Ptn. Gov. Lots 7 & 8, S36, T34 N, R4E, W.M.
Ptn. Gov. Lots 3 & 4, S31, T34 N, R5E, W.M.

Assessor's Tax Parcel Nos.: P29885 / 340436-0-020-0208; P29886 / 340436-0-020-0307;
P107656 / 340436-0-020-0400; P29883 / 340436-0-020-0000;
P29855 / 340436-0-012-0000; P30527 / 340531-0-003-0005;
P30528 / 340531-0-004-0004; P104391 / 340531-0-004-0100
P104392 / 340531-0-003-0100

NEIL P. HANSEN and FREIDA HANSEN, husband and wife, are the owners of the
following parcels of real property located in Skagit County, Washington:

Skagit County Assessor's Parcel Numbers:

P29885 / 340436-0-020-0208;
P29886 / 340436-0-020-0307;
P107656 / 340436-0-020-0400

As more particularly described on the attached Exhibit "A" and as depicted in the map
of the existing parcels attached as Exhibit "E".

OVERLOOK CREST, L.L.C., a Washington limited liability company, is the owner of the following parcels of real property located in Skagit County, Washington:

Skagit County Assessor's Parcel Numbers:

P29883 / 340436-0-020-0000;
P29855 / 340436-0-012-0000;
P30527 / 340531-0-003-0005;
P30528 / 340531-0-004-0004;
P104391 / 340531-0-004-0100;
P104392 / 340531-0-003-0100

As more particularly described on the attached Exhibit "B" and as depicted in the map of the existing parcels attached as Exhibit "E".

WHEREAS: The Grantors/Grantees, NEIL P. HANSEN and FREIDA HANSEN, husband and wife, and the Grantor/Grantee, OVERLOOK CREST, L.L.C., a Washington limited liability company, wish to adjust the above-described parcels through a boundary line adjustment;

NOW THEREFORE, the parties hereby agrees as follows:

NEIL P. HANSEN and FREIDA HANSEN, husband and wife, as the owners of the Hansen real property, as described on the attached Exhibit "A", for no monetary consideration, in consideration of the mutual promises contained herein and also in order to resolve an issue with the boundary line between the Hansen property and the Overlook property, the sufficiency of which consideration is hereby acknowledged by the parties, hereby convey and quit claim to OVERLOOK CREST, L.L.C., a Washington limited liability company, that real property more particularly described as:

See attached Exhibit "D"

Situate in the County of Skagit, State of Washington.

OVERLOOK CREST, L.L.C., a Washington limited liability company, as the owner of the Overlook real property as described on the attached Exhibit "B", for no monetary consideration, in consideration of the mutual promises contained herein and also in order to resolve an issue with the boundary line between the Hansen property and the Overlook property, the sufficiency of which consideration is hereby acknowledged by the parties, hereby conveys and quit claims to NEIL P. HANSEN and FREIDA HANSEN, husband and wife, that real property more particularly described as:

See attached Exhibit "C"

Situate in the County of Skagit, State of Washington.

After completion of this boundary line adjustment, the parcels owned by the parties shall be described as follows:

OVERLOOK CREST, L.L.C., a Washington limited liability company


See legal description contained in the attached Exhibit "D" and as shown in the map depicting resulting parcels in the attached "F".

NEIL P. HANSEN and FREIDA HANSEN, husband and wife

See legal description contained in the attached Exhibit "C" and as shown in the map depicting resulting parcels in the attached "F".

This boundary line adjustment is not for the purpose of creating additional building lots.

DATED this 26 day of August, 2021.




NEIL P. HANSEN



FREIDA HANSEN

OVERLOOK CREST, L.L.C., a Washington limited liability company,

By 

ROBERT W. JANICKI
Its: Member

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 26 DAY OF AUGUST, 2021.

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

By [Signature]
Its Senior Planner

(acknowledgments follow)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that NEIL P. HANSEN is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 26, 2021.



Chelsea Jerson
(Signature of Notary)

CHELSEA JERSON
(Legibly Print or Type Name of Notary)
My appointment expires: 3/20/2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that FREIDA HANSEN is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 26, 2021.



Chelsea Jerson
(Signature of Notary)

CHELSEA JERSON
(Legibly Print or Type Name of Notary)
My appointment expires: 3/20/2023

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of OVERLOOK CREST, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: August 26, 2021.

Chelsea Jepson

(Signature of Notary)

CHLOE JEPSON

(Legibly Print or Type Name of Notary)

My appointment expires: 3/20/2023



EXHIBIT "A"

LEGAL DESCRIPTION OF HANSEN PROPERTY "BEFORE BOUNDARY LINE ADJUSTMENT"

TAX PARCEL NOS. P29885, P29886 & P107656:

LOT 3, SHORT PLAT NO. PL07-0031, APPROVED JANUARY 26, 2010 AND RECORDED JANUARY 29, 2010, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201001290077, BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.03 | OCTOBER 01, 2021



SHEET 1 of 1

EXHIBIT "B"

LEGAL DESCRIPTION OF OVERLOOK CREST LLC PROPERTY "BEFORE BOUNDARY LINE ADJUSTMENT"

TAX PARCEL NOS. P29855 & P29883:

THAT PORTION OF GOVERNMENT LOTS 7 AND 8 LYING EAST OF DRAINAGE DITCH AND POND IN SECTION 36,
TOWNSHIP 34 NORTH, RANGE 4 EAST OF WILLAMETTE MERIDIAN.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

TAX PARCEL NOS. P30527, P30528, P104391 & P104392:

GOVERNMENT LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 330 FEET (20 RODS) OF SAID LOT 4.
SITUATED IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

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SHEET 1 of 1

EXHIBIT "C"

LEGAL DESCRIPTION OF HANSEN PROPERTY "AFTER BOUNDARY LINE ADJUSTMENT"

HANSEN TRACT:

TAX PARCEL NOS. P29885, P29886 & P107656:

LOT 3, SHORT PLAT NO. PL07-0031, APPROVED JANUARY 26, 2010 AND RECORDED JANUARY 29, 2010, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201001290077. BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. AND GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M., LYING NORTHERLY AND EASTERLY OF STATE ROUTE 9.

EXCEPT THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

ALSO EXCEPT LOT 2 OF SAID SHORT PLAT PL07-0031.

ALSO EXCEPT THOSE PORTIONS OF SAID GOVERNMENT LOTS 4, 7 AND 8 LYING NORTH OF AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE

NO. 202112020010

THENCE **NORTH 02°04'01" EAST**, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, **330.43 FEET** TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4;

THENCE **NORTH 88°56'36" EAST**, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4, **200.30 FEET** TO THE

TRUE POINT OF BEGINNING;

THENCE **NORTH 02°04'01" EAST**, **108.22 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 23°02'58" EAST**, AND HAVING A RADIUS OF **1010.00 FEET**;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **12°48'15"**, AN ARC DISTANCE OF **225.71 FEET** TO SAID COMMON LINE TO SECTIONS 36 AND 31;

THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **33°00'54"**, AN ARC DISTANCE OF **581.98 FEET** TO A POINT OF TANGENCY;

THENCE **NORTH 17°38'01" WEST**, **460.80 FEET** TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS

SOUTH 63°54'22" WEST, AND HAVING A RADIUS OF **1825.00 FEET**;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **07°26'01"**, AN ARC DISTANCE OF **236.78 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS **NORTH 56°28'21" EAST**, AND HAVING A RADIUS OF **2175.00 FEET**;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **16°44'35"**, AN ARC DISTANCE OF **635.58 FEET** TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS **SOUTH 73°12'56" WEST**, AND HAVING A RADIUS OF **2325.00 FEET**;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF **11°42'15"**, AN ARC DISTANCE OF **474.94 FEET** TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING **NORTH 89°13'29" WEST**, **1135.11 FEET** FROM THE EAST QUARTER CORNER OF SAID SECTION 36 AS SHOWN ON

SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020010 RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE **POINT OF ENDING** FOR THIS DESCRIBED LINE;

SAID TRACT OF LAND CONTAINING **1,787,108 SQUARE FEET**, OR **41.03 ACRES**, MORE OR LESS.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
PHONE: (360) 733-5760
JOB NO. 05128.03 | OCTOBER 01, 2021



SHEET 1 of 1

EXHIBIT "D"

LEGAL DESCRIPTION OF OVERLOOK CREST LLC PROPERTY "AFTER BOUNDARY LINE ADJUSTMENT"

LOT A:

TAX PARCEL NOS. P29855 & P29883:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M. DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID GOVERNMENT LOTS 7 AND 8 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020017
THENCE NORTH 02°04'01" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, 553.16 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 35°51'13" EAST, AND HAVING A RADIUS OF 1010.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°00'54", AN ARC DISTANCE OF 581.98 FEET TO A POINT OF TANGENCY;
THENCE NORTH 17°38'01" WEST, 460.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 63°54'22" WEST, AND HAVING A RADIUS OF 1825.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°26'01", AN ARC DISTANCE OF 236.78 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 56°28'21" EAST, AND HAVING A RADIUS OF 2175.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°44'35", AN ARC DISTANCE OF 635.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 73°12'56" WEST, AND HAVING A RADIUS OF 2325.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°42'15", AN ARC DISTANCE OF 474.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEARING NORTH 89°13'29" WEST, 1135.11 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36 AS SHOWN ON SAID RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020017, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE **POINT OF ENDING** FOR THIS DESCRIBED LINE.

SAID TRACT CONTAINING 1,319,101 SQUARE FEET, OR 30.28 ACRES, MORE OR LESS.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

LOT B:

TAX PARCEL NOS. P30527, P30528, P104391 & P104392:

A TRACT OF LAND, DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF W.M.

EXCEPT THE SOUTH 330 FEET (20 RODS) OF SAID GOVERNMENT LOT 4.

ALSO EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER COMMON TO SAID SECTIONS 36 AND 31, AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NO. 202112020017
THENCE NORTH 02°04'01" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 36 AND 31, 330.43 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4;
THENCE NORTH 88°56'36" EAST, ALONG THE NORTH LINE OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4, 200.30 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 02°04'01" EAST, 108.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 23°02'58" EAST, AND HAVING A RADIUS OF 1010.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'15", AN ARC DISTANCE OF 225.71 FEET TO SAID COMMON LINE TO SECTIONS 36 AND 31;
THENCE SOUTH 02°04'01" WEST, ALONG SAID LINE COMMON TO SECTIONS 36 AND 31, 222.73 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH 330 FEET (20 RODS) OF GOVERNMENT LOT 4 AND THE **TRUE POINT OF BEGINNING**.

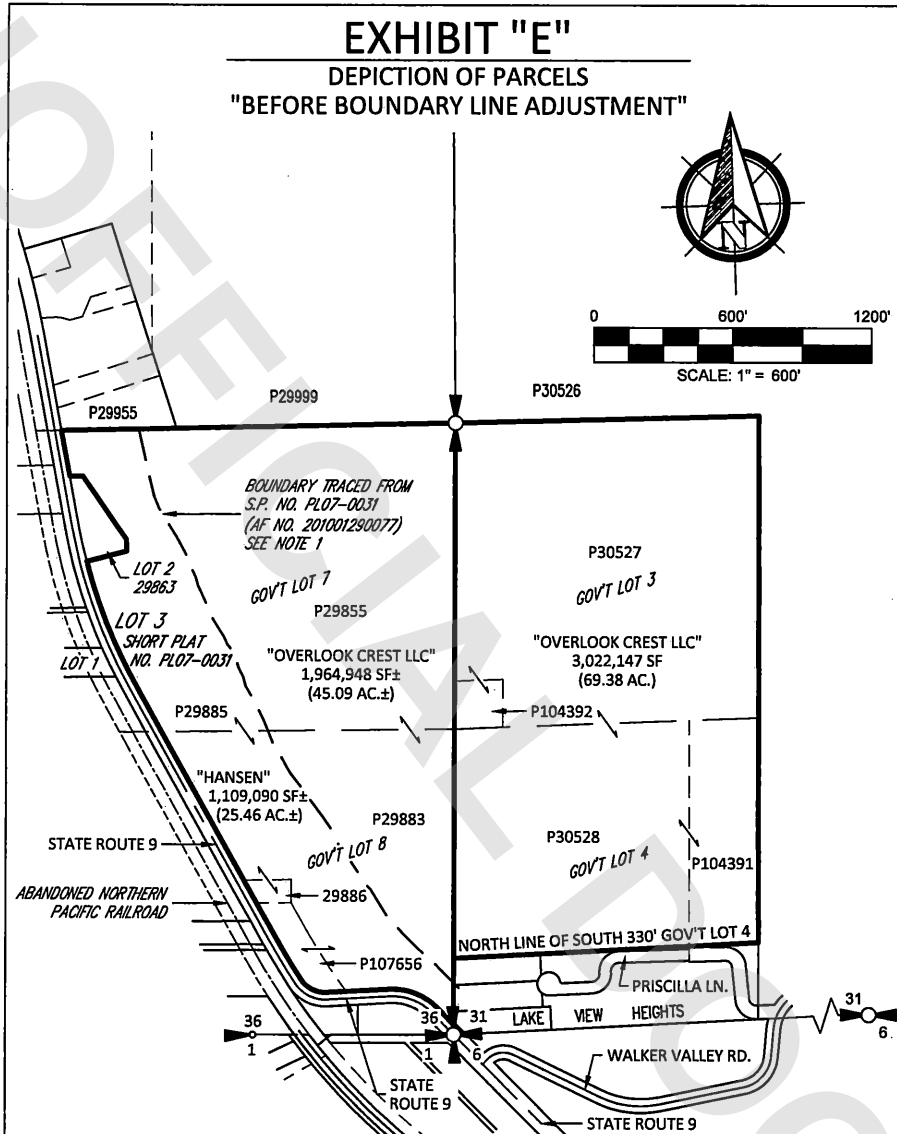
SAID TRACT CONTAINING 2,990,003 SQUARE FEET,
OR 68.64 ACRES, MORE OR LESS.
SITUATED IN SKAGIT COUNTY, WASHINGTON.



JEPSON & ASSOCIATES

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JOB NO. 05128.03 | OCTOBER 01, 2021





NOTES:

- THE EAST LINE OF LOT 3 OF SHORT PLAT PLO7-0031 WAS NOT SURVEYED AND THEREFORE IT CANNOT BE DIMENSIONALLY DEPICTED. THE EAST LINE SHOWN AS A BOLD DASHED LINE WAS DERIVED FROM SHORT PLAT PLO7-0031, BY DIGITALLY OVERLAYING THE SHORT PLAT, SCALING, ROTATING, AND THEN APPROXIMATELY TRACING THE EAST LINE OF SAID LOT 3.
 AREAS SHOWN FOR THE PARCELS ABUTTING SAID EAST LINE ARE APPROXIMATE DUE TO THE AMBIGUOUS NATURE OF THE PROPERTY LINE'S LEGAL DESCRIPTION AS SHOWN ON SHORT PLAT PLO7-0031.
- FOR DETAILS SEE THAT RECORD OF SURVEY FILED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202112020016.




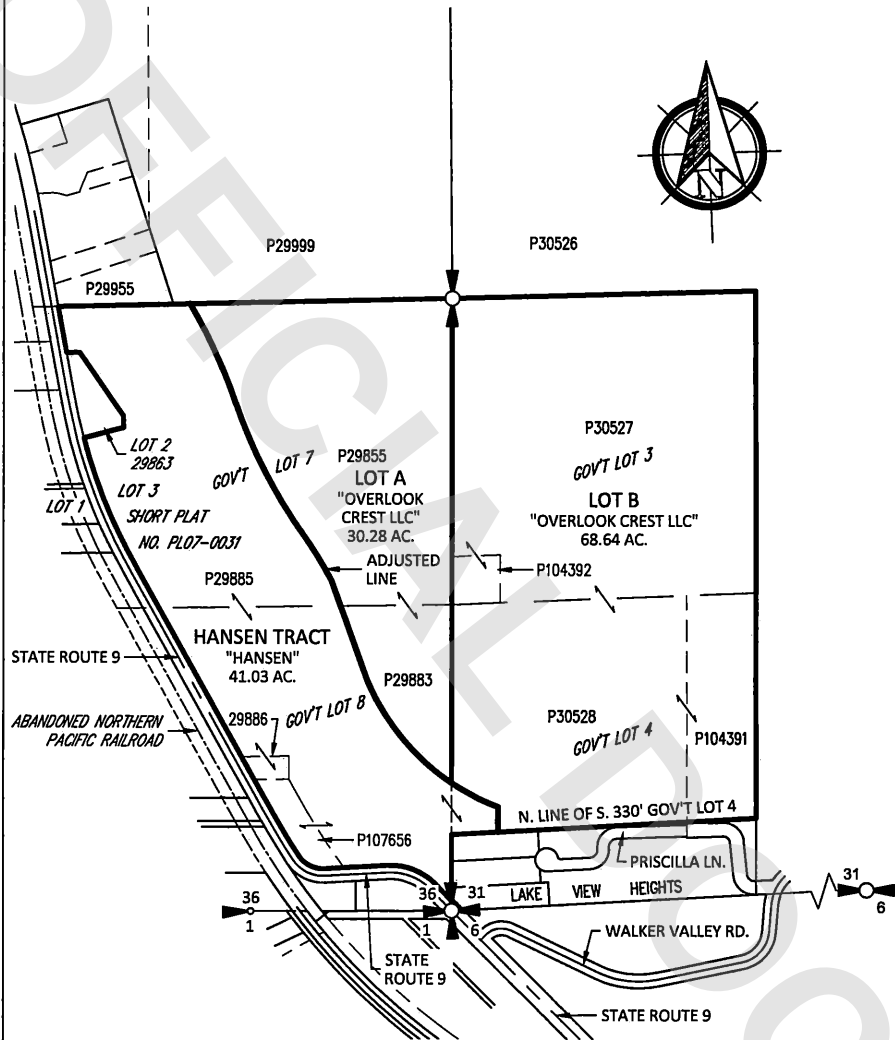
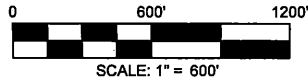
| | | | |
|--|-----------|--|---------------|
| CLIENT: THE RJ GROUP | | PTNS. NE1/4 SE1/4 (GL 7), SE1/4 SE1/4 (GL 8), SW1/4 SE1/4 & NW1/4 SE1/4 SEC. 36, TWP. 34 N., RGE. 4 E. W.M., AND SW1/4 SW1/4 (GL 4), NW1/4 SW1/4 (GL 3) SEC. 31, TWP. 34 N., RGE. 5 E. W.M., SKAGIT COUNTY, WASHINGTON | |
|  JEPSON & ASSOCIATES 222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225 PHONE: (360) 733-5760 JOB NO. 05128.03 OCTOBER 01, 2021 | DWG. NO.: | 05128.03-BLA.dwg | SHEET NO.: |
| | DRAWN BY: | DRM | CHECKED BY: |
| | | | 1 of 1 |

EXHIBIT "F"
 DEPICTION OF PARCELS
 "AFTER BOUNDARY LINE ADJUSTMENT"



NOTE:

FOR DETAILS SEE THAT RECORD OF SURVEY FILED UNDER SKAGIT COUNTY
 AUDITOR'S FILE NO. 202112020017



CLIENT: THE RJ GROUP



JEPSON & ASSOCIATES
 222 GRAND AVE., SUITE C - BELLINGHAM, WA 98225
 PHONE: (360) 733-5760
 JOB NO. 05128.03 | OCTOBER 01, 2021

PTNS. NE1/4 SE1/4 (GL 7), SE1/4 SE1/4 (GL 8), SW1/4 SE1/4 & NW1/4 SE1/4 SEC. 36, TWP. 34 N., RGE. 4 E. W.M., AND SW1/4 SW1/4 (GL 4), NW1/4 SW1/4 (GL 3) SEC. 31, TWP. 34 N., RGE. 5 E. W.M., SKAGIT COUNTY, WASHINGTON

| | | | |
|-----------|------------------|-------------|---------------|
| DWG. NO.: | 05128.03-BLA.dwg | SHEET NO.: | |
| DRAWN BY: | DRM | CHECKED BY: | CMJ |
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